

040.A

Map

0003

Block

0036.2

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 824,900 /

USE VALUE: 824,900 /

ASSESSed: 824,900 /

Total Card /

Total Parcel

824,900

824,900

824,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		RIVER ST, ARLINGTON

Unit #: 2

Owner 1: IVANOVSKA IRENA

Owner 2:

Owner 3:

Street 1: 36 RIVER STREET UNIT2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

OWNERSHIP

Owner 1: IVANOVSKA IRENA

Owner 2:

Owner 3:

Street 1: 36 RIVER STREET UNIT2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CARMICHAEL MARY T -

Owner 2: -

Street 1: 36 RIVER STREET UNIT2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Vinyl Exterior and 2375 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7362			Heavy T	-5												

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	824,900			824,900
Total Card	0.000	824,900			824,900
Total Parcel	0.000	824,900			824,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	347.33	/Parcel:	347.33

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	824,900	0	.		824,900		Year end	12/23/2021
2021	102	FV	801,300	0	.		801,300		Year End Roll	12/10/2020
2020	102	FV	789,600	0	.		789,600	789,600	Year End Roll	12/18/2019
2019	102	FV	681,900	0	.		681,900	681,900	Year End Roll	1/3/2019
2018	102	FV	605,100	0	.		605,100	605,100	Year End Roll	12/20/2017
2017	102	FV	553,200	0	.		553,200	553,200	Year End Roll	1/3/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARMICHAEL MARY	75677-305	2	9/22/2020		899,000	No	No		
NORTHEASTERN CO	65909-514		8/14/2015		620,000	No	No		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARMICHAEL MARY	75677-305	2	9/22/2020		899,000	No	No		
NORTHEASTERN CO	65909-514		8/14/2015		620,000	No	No		

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARMICHAEL MARY	75677-305	2	9/22/2020		899,000	No	No		
NORTHEASTERN CO	65909-514		8/14/2015		620,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/19/2020	SQ Mailed	MM	Mary M
5/30/2018	Measured	DGM	D Mann
2/18/2016	NEW CONDO	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

